

Multiple-Family Residential (R-5)
Table of Use/Bulk Regulations

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (all uses require Planning Board site plan approval unless otherwise indicated)	Uses requiring a Special Use Permit (issued by the Planning Board unless otherwise indicated)	Minimum Gross Lot Area (and Net if provided) (square feet unless otherwise designated)	Minimum Lot Width (Feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
	One-family dwellings, not to exceed 1 dwelling per lot, regardless of the availability of public water and sewer services. (site plan approval not required)	<div>Convalescence facilities with central water and sewer facilities.</div> <div>Home occupations per § 300-89. (not permitted in two-family or multi-family dwellings)</div>	40,000/40,000	150 ⁱ	40	30/60	40	70	35	N/A	1,500	25
	Two-family dwellings, not to exceed 1 building per lot, with public water and sewer services. (site plan approval not required)		60,000/40,000	150	40	40/80	40	70	35	N/A	1,500	25
	Multiple dwelling or multifamily dwelling (3 families or more), including townhouses, condominiums and apartment houses, with both central water and central sewer		5 acres (7 units per net acre)	20	30	None/35 (if provided)	100	15	35	N/A	1,000 each	50
		Cemeteries and Mausoleums.	10 Acres	500	100	200/400	200	50	18	N/A	N/A	20

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		Private schools and colleges and other education institutions, other than trade and technical schools.	20 Acres	300	100	100/200	100	100	50	N/A	N/A	20
		Philanthropic or eleemosynary institutions, hospitals or sanatoriums for general medical care.										
		Private schools for education below 7th grade.	5 Acres	125	45	40/80	50	70	35	N/A	1,200	25
		Annual membership clubs providing recreational facilities subject to § 300-19.	5 Acres	175	50	50/100	50	50	40	N/A	N/A	60
		Buildings, structures and uses owned and operated by the Town of New Windsor and other Essential Services.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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		Railroad, Public Utility, radio and television transmission antennas and rights of way.	[Bulk requirements established by the Planning Board]									

ⁱ Reduced to 125 feet if greater than 50% road frontage on a cul-de-sac.